

DEPARTMENT OF
PUBLIC WORKS

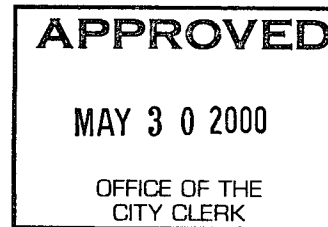
CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA
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TECHNICAL SERVICES
DIVISION

PH 916-264-8300
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May 10, 2000



City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: RESOLUTION SUSPENDING BID PROCEDURE AND AUTHORIZING ALTERNATIVE COMPETITIVE PROCEDURE TO REQUEST PROPOSALS FOR DESIGN/BUILD AND CONSTRUCTION OF MAX BAER CLUBHOUSE ADDITION (PN:KC51)

LOCATION AND COUNCIL DISTRICT:

7815 35TH Avenue, Council District 6

RECOMMENDATION:

This report recommends that the City Council approve the attached resolution:

- Suspending competitive bidding with a two-thirds vote;
- Authorizing the City Manager to solicit proposals from general contractors to enter into a Design/Build Construction Contract to construct the Max Baer Clubhouse addition; and
- Adopt Attachment A approving a Project Categorical Exemption under the California Environmental Quality Act.

CONTACT PERSON:

Michael Sweeney, Project Manager, 264-8429
Craig Lymus, Contract Officer, 264-5524

FOR COUNCIL MEETING OF: May 30, 2000

SUMMARY:

This report requests Council to utilize a Design/Build Construction Contract to meet the project completion in the year 2001. Design/Build Construction Contract will save costs and time by shortening and overlapping design documentation, construction documentation preparation, and Building Permit coordination phases in comparison to the City's typical delivery system. It is, therefore, in the best interest of the City to suspend competitive bidding and utilize a Design/Build Construction Contract.

COMMITTEE/COMMISSION ACTION: None.

BACKGROUND INFORMATION:

- The community usage and success of the Max Baer Clubhouse, completed in November 1995; has warranted a request for expansion of it's meeting and support facilities.
- The Capital Improvement Project program approved the design and construction of a 1104 square foot addition to the existing clubhouse facility.
- An Advisory Committee, consisting of community representatives and City staff, have met and defined the program elements for the expansion.
- Technical Services staff have completed Design directive drawings incorporating Advisory Committee's program.

Project Description

The project consists of a new 1,104 square foot addition to existing clubhouse structure completed in November 1995. The expansion will double the occupancy capacity for community meetings, included also are a single person accessible toilet room, staff office, additional storage, and corrective measures to prevent further rain water penetration into the building at floor level along the south elevation.

Project Delivery

Staff has identified two project delivery processes:

1. Standard design, bid, and construction; and
2. Design/Build Construction Contract.

The Design/Build Construction Contract concept will have the following parameters:

- The contractor will work with City provided design documents to minimize the number of additional design work required and proceed more efficiently and quickly into the preparation of construction documents.
- The contractor will produce drawings and specifications and be responsible for the coordination of required construction document submittals with the City's Building Permit plan check processes. Subcontract work will be competitively bid.

City Council
Resolution Suspending Bid Procedure
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- The general contractor's fee and general condition costs will be set before the Design/Build Construction Contract is awarded.

Staff will return with a recommended contractor after the selection panel has made its recommendation.

FINANCIAL CONSIDERATIONS:

Design has been proceeding under an initial \$180,000 in general funds provided during the 1996-2001 Capital Improvement Program.

Detailed funding considerations will be brought back for Council consideration and award of the Design/Build Construction contract prior to commencing the construction documentation and construction phases of the project.

ENVIRONMENTAL CONSIDERATIONS:

The Planning Services Division, Environmental Section, has reviewed the project and has determined that this project is a categorical exemption from the California Environmental Quality Act (CEQA) under State Class 3 and Section 15303 (c) of the CEQA guidelines. Upon approval of the resolution, a Notice of Determination will be filed with the Sacramento County Clerk.

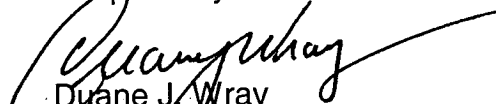
POLICY CONSIDERATIONS:

The suspension of competitive bidding and authorization for alternative competitive bidding procedure upon a two-thirds vote, and authorizing the City Manager to solicit proposals from general contractors to enter into a Design/Build Construction Contract for the Max Baer Clubhouse addition is consistent with Sacramento City Code, Title 58.


ESBD CONSIDERATIONS:

This proposal, selection, and negotiation process will utilize the Emerging and Small Business Enterprise program requirements as well as local and community involvement programs.

Respectfully submitted,


Duane J. Wray
Technical Services Manager

RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

APPROVED:


Michael Kashiwagi
Director of Public Works

RESOLUTION NO. 2000-280

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



**RESOLUTION SUSPENDING BID PROCEDURE AND AUTHORIZING
 ALTERNATIVE COMPETITIVE PROCEDURE TO REQUEST PROPOSALS
 FOR DESIGN/BUILD AND CONSTRUCTION OF MAX BAER CLUBHOUSE
 ADDITION (PN:KC51)**

THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:

1. In the best interests of the City, the bid procedure set forth in Chapter 58.03 of the Sacramento City Code is hereby suspended for the Max Baer Clubhouse Addition contract (PN:KC51).
2. City staff is authorized to engage in an alternative competitive procedure utilizing a request for proposals from qualified contractors to design and construct this project.
3. Upon completion of the review of proposals from qualified contractors solicited by City staff, staff shall submit to the City Council a recommended selection of the best qualified proposal for performance of the contract.
4. Adopt Attachment A approving a Project Categorical Exemption under the California Environmental Quality Act.

 MAYOR

ATTEST:

 CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

NOTICE OF EXEMPTION

TO: X County Clerk
County of Sacramento

FROM: City of Sacramento
Environmental Services
1231 I Street, Room 300
Sacramento, CA 95814

Office of Planning and Research
1400 10th Street, Room 121
Sacramento, CA 95814

ACTIVITY/PROJECT TITLE: Max Baer Clubhouse Addition (CIP# KC51)

ACTIVITY/PROJECT LOCATION: Max Baer Park at 79th Avenue and 35th Street in Sacramento

CITY: Sacramento

COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: The project consists of the construction of a 1,100 sqft. expansion/addition to the existing Max Baer Clubhouse in Max Baer Park. The addition/expansion will include an additional meeting area, one office for staff use, one single occupant unisex/accessible restroom and additional storage. The new meeting room will have an occupancy of 150 for assembly and 50 for dining. No trees will be removed.

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: City of Sacramento

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: City of Sacramento

THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.

Exempt Status: (Check One)

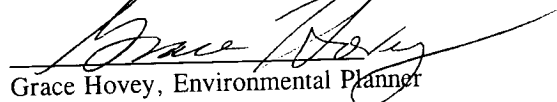
- Activity is not a project as defined in Section 15378 [Section 15061(b)(1)]
- Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
- Statutorial Exemption [Section 21080(b)(8)]
- Ministerial Exemption [Section 15268]
- Declared Emergency Exemption [Section 15269(a)]
- Emergency Project [Section 15269(b) and (c)]
- Categorical Exemption-State Class 3 and Section Number 15303(c)

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: 15303(c) The project consists of the construction and location of limited numbers of new, small facilities or structures. The clubhouse addition is less than 2,500 sqft. and no hazardous substances are stored on site. The are is not environmentally sensitive.

CONTACT PERSON: Grace Hovey

TELEPHONE: (916) 264-7601

DATED: 5/4/00


Grace Hovey, Environmental Planner